

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
PARCELS SE 21, SE 22, SE 23, SE 18, RR-67, RR-82, SE-46, SE-47  
SOUTH END URBAN RENEWAL AREA  
PROJECT NO. MASS. R-56

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WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That United Community Development Inc. be and hereby is tentatively designated as Redeveloper of Disposition Parcels SE 21, SE 22, SE 23 SE 18, RR-67, RR-82, SE-46, and SE-47 in the South End Area subject to
  - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development:
  - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended:
  - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
    - (i) Evidence of the availability of necessary equity funds; and
    - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
    - (iii) Final Working Drawings and Specifications; and
    - (iv) Proposed construction and rental schedules.
2. That disposal of Parcels SE 21, SE 22, SE 23, SE 18, RR 67, RR 82, SE 46 and SE 47 by negotiation is the appropriate method of making the land available for development.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-60004).







# REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Renewal Associates Limited  
(a Massachusetts Limited Partnership to be formed)  
General Partner: United Community Development, Inc.
- b. Address of Redeveloper: 84 State Street, Boston, Mass.
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from:

Boston Renewal Authority

South End Urban Renewal Area

in (Name of City, Town, or Village of Land to be Acquired)

in the City of Boston, State of Massachusetts  
is described as follows:

390-400, 389-393, 395, 397, 402, 404-408, 426, 428-434 Massachusetts Avenue;  
573, 569-571, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378,  
380 Columbus Avenue;  
32 Wellington Street;  
185, 187 West Canton Street;  
137, 141 Appleton Street

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of \_\_\_\_\_:

☐ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as \_\_\_\_\_

☐ A business association or a joint venture known as \_\_\_\_\_

☐ A Federal, State, or local government or instrumentality thereof.

☒ Other (explain) A Massachusetts Limited Partnership to be formed pursuant to Mass. General Laws with a corporate General Partner, United Community Dev., Inc.

4. If the Redeveloper is not an individual or a government agency or instrumentality, give name of organization:

To be formed immediately subsequent to preliminary designation.

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers, and principal partners, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

<sup>1</sup> If space on this form is inadequate for any response, explanation, or detail, it may be furnished on an attached page which is referred to under the appropriate numbered item on this form.

<sup>2</sup> Any request for release of identifying the land (such as block and lot numbers, etc.) should be submitted to the appropriate authority by the requestor and not by the Redeveloper, if the requestor is not the Redeveloper, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

United Community Development, Inc.  
84 State Street  
Boston, Mass.  
President: Mr. Larry Smith  
Vice President: Mr. Richard Brainard

General Partner

Limited Partners undetermined.  
Beneficial interest in profits, if any,  
in conjunction with allocation of tax  
shelter.

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Not Applicable.

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Not Applicable.

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so that under this law 5% interest in the Redeveloper must be reported, then the interest of each person or entity required to be furnished.



1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. . . . . \$
- b. Cost per dwelling unit of any residential redevelopment. . . . . \$ 20,000
- c. Total cost of any residential rehabilitation. . . . . \$
- d. Cost per dwelling unit of any residential rehabilitation. . . . . \$

Total Rehabilitation costs to be determined subsequent to detailed construction survey and designation of feasible redevelopment parcels.

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
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Average monthly rental structure to be determined in conjunction with the specification of rehabilitation costs. In conformance with the guidelines of the proposed mortgagee, Massachusetts Housing Finance Agency, a minimum of 25% of completed units will qualify for low income occupancy. Rents to be established in a manner consistent with the priority of providing housing affordable to community residents on a mixed income basis.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

Undetermined at present time.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

Undetermined at present time.

### CERTIFICATION

I (We) United Community Development, General Partner, Renewal Associates Limited

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: \_\_\_\_\_

Samuel R Smith, Pres  
Signature

\_\_\_\_\_  
President, General Partner

Dated: \_\_\_\_\_

[Signature]  
Signature

\_\_\_\_\_  
Project Attorney

\_\_\_\_\_  
84 State Street, Boston

\_\_\_\_\_  
126 State Street, Boston

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its officers. The undersigned certifies that he has read the foregoing statement and that he knows the contents thereof and that he is signing the same as a true and correct statement of the facts as stated therein.

<sup>2</sup> Federal law, Title 16, Section 1601, Title 16, U.S. Code, provides a fine of not more than \$10,000 and imprisonment of not more than 1 year for any person who knowingly makes or causes to be made a false statement or entry in a report required by the Federal Reserve Board of the United States.



## REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper: Renewal Associates Limited  
(a Massachusetts Limited Partnership to be formed)
- b. Address and ZIP Code of Redeveloper: General Partner: United Community Development  
84 State Street, Boston, Mass.
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Renewal Authority  
(Name of Local Public Agency)

in South-End-Urban-Renewal-Area  
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,  
is described as follows:

390-400, 389-393, 395, 397, 402, 404-408, 426, 428-434 Massachusetts Avenue  
573, 569-571, 360, 362, 364, 366, 368, 370, 372, 374, 378, 380 Columbus Avenue  
32 Wellington Street  
185, 187 West Canton Street  
137, 141 Appleton Street

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☒ YES ☐ NO  
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.  
United Community Development, Inc. is the proposed General Partner of  
Renewal Associates Limited.

President: Mr. Lawrence R. Smith  
Vice President: Mr. Richard Brainard

4. a. The financial condition of the Redeveloper, as of \_\_\_\_\_, 19\_\_\_\_,  
is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:  
Proposed Construction Mortgagee: Massachusetts Housing Finance Agency  
C Source of Equity Capital: Syndication of Limited Partnership interests.



3. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

7. Names and addresses of bank references:

3. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☐ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☐ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

- a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:



- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

- 19 Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

1. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF  
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT  
\$

DATE TO BE  
COMPLETED



2. Permit for Felling Certain Young Southern Yellow Pine in  
National Forest Lands in the State of California, for the purpose of  
the removal of certain young trees from the National Forest Lands  
of the United States.



## MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56  
Tentative Designation of Redeveloper United Community  
Development Inc.  
Parcels SE 21, SE 22, SE 23, SE 18, RR 67, RR 82, SE 46, SE 47  
389/393, 395, 397 Massachusetts Avenue, 32 Wellington Street,  
569/571 Columbus Avenue, 573 Columbus Avenue, 426 Massachu-  
setts Avenue and 428/434 Massachusetts Avenue

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SUMMARY: This memorandum requests that the Authority tent-  
atively designate United Community Development  
Inc. as Redeveloper of Parcels SE 21, SE 22, SE 23,  
SE 18, RR 67, RR 82, SE 46 and SE 47 in the South  
End Urban Renewal Area

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Parcels SE 21, SE 22, SE 23, SE 18, RR 67, RR 82, SE 46 and  
SE 47 consists of approximately 25,818 square feet and are located  
at 389/393 Massachusetts Avenue, 32 Wellington Street, 569/571 Col-  
umbus Avenue, 573 Columbus Avenue, 426 Massachusetts Avenue and  
428/434 Massachusetts Avenue in the South End Urban Renewal Area.

United Community Development Inc. of 84 State Street, Bos-  
ton have submitted a proposal for the rehabilitation of Parcels SE 21,  
SE 22, SE 23, SE 18, RR 67, RR 82, SE 46 and SE 47 for rehabilitation  
purposes in accordance with Authority standards, guidelines and the  
South End Urban Renewal Plan.

Principals of United Community Development Inc. are Larry  
Smith, Richard Brainard and Powell Contractors Inc.

The proposal calls for the rehabilitation of the brick  
structures at an estimated cost of \$1,220,000. The financing will  
be obtained from Massachusetts Housing Finance Agency.

It is appropriate at this time to tentatively designate  
United Community Development Inc. as Redeveloper of Parcels SE 21,  
SE 22, SE 23, SE 18, RR 67, RR 82, SE 46 and SE 47 so that formal  
processing of plans and financing arrangements may be initiated.  
United Community Development Inc.'s submission indicates sufficient  
ability to act as the Redeveloper for Parcels SE 21, SE 22, SE 23,  
SE 18, RR 67, RR 82, SE 46 and SE 47.

I therefore recommend that the Authority tentatively desig-  
nate United Community Development Inc. as Redeveloper of Parcels SE 21,  
SE 22, SE 23, SE 18, RR 67, RR 82, SE 46 and SE 47.

An appropriate Resolution is attached.